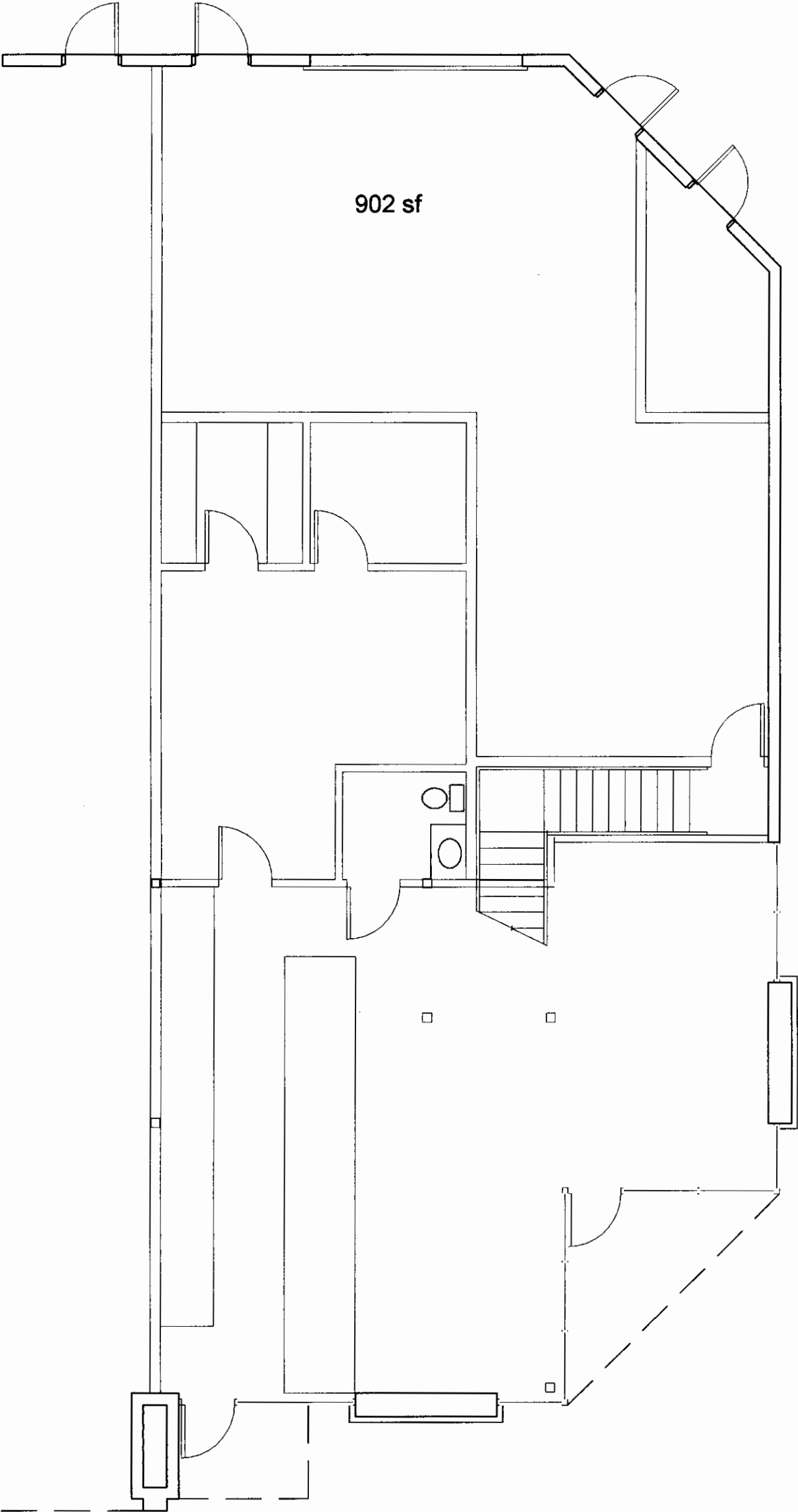


Project Narrative

Gourmet Corner will occupy approximately fifty (50%) percent of one suite (#109) in an approximate 21,912 sq. ft. Multi-tenant Office/Warehouse Condominium project located at the north west corner of East Bahia Drive and 91st Street presently under construction in North Scottsdale. The building is part of an eight (8) building project called 90th Street & Bahia Business park within the McDowell Mountain Business Park.

There is ingress/egress from both East Bahia Drive and 91st Street to the building with a total of 55 parking spaces. 26 spaces are assigned and 29 spaces designated common area parking with the majority of these spaces located to the east end of the building nearest to suite 109. (please see attached parking allocation for Building "A").

Gourmet Corner will be a delicatessen serving the McDowell Mountain Business Park and surrounding area's including the Greater Scottsdale Airpark and Perimeter Center Office Park. Hours of business will be from approximately 7:00 am to 6:00 pm serving Breakfast, Lunch and early Dinner (dine in/take out). We anticipate the need for delivery services for the lunch hour in the immediate area.



RESTAURANT

SERVING	1021 sf
KITCHEN	471 sf
<hr/>	
TOTAL	1492 sf